

086.0

0001

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

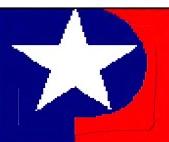
876,500 / 876,500

USE VALUE:

876,500 / 876,500

ASSESSED:

876,500 / 876,500


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|------------------------------|
| 117 | | CRESCENT HILL AVE, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|------------------------------------|--|
| Owner 1: BURRA RATNABALA & VENKATA | |
| Owner 2: | |
| Owner 3: | |

Street 1: 117 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: STEFANELLI ANTHONY/LIFE EST -

Owner 2: STEFANELLI MARY -

Street 1: 117 CRESCENT HILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 15,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 2413 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 15000 | | Sq. Ft. | Site | | 0 | 70. | 0.58 | 6 | | | | | | | | | 609,000 | | | | | | 609,000 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
| | | | | | | | | | | 54327 |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | Insp Date |
| | | | | | | | | | | 09/25/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 267,500 | 0 | 15,000. | 609,000 | 876,500 | 876,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 225,100 | 0 | 15,000. | 600,300 | 825,400 | 825,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 216,400 | 0 | 15,000. | 461,100 | 677,500 | 677,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 216,400 | 0 | 15,000. | 435,000 | 651,400 | 651,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 216,400 | 0 | 15,000. | 400,200 | 616,600 | 616,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 202,800 | 0 | 15,000. | 374,100 | 576,900 | 576,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 202,800 | 0 | 15,000. | 344,500 | 547,300 | 547,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 202,800 | 0 | 15,000. | 344,500 | 547,300 | 547,300 | | 12/13/2012 |

Parcel ID 086.0-0001-0017.0

!7005!

PRINT

Date

Time

12/10/20

21:41:19

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| STEFANELLI ANTH | 1389-34 | | 8/24/2010 | | 525,000 | No | No | | |
| STEFANELLI ANTH | 1235-68 | | 4/4/2001 | Family | | 1 | No | No | |
| | 661-5 | | 1/1/1901 | | | No | No | N | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|---------|--------|-----|------------|----------|------------|-------------------|-----------|--------------|-----|-----------|
| 6/16/2017 | 703 | Re-Roof | 8,000 | C | | | | | 9/25/2018 | Inspected | CC | Chris C |
| 6/18/1997 | 377 | Manual | 3,000 | | | | | NEW CHIMNEY | 8/30/2018 | MEAS&NOTICE | BS | Barbara S |
| 3/28/1997 | 126 | | 15,000 | | | | | 16X23 ADDITION-VS | 3/5/2009 | Meas/Inspect | 372 | PATRIOT |
| | | | | | | | | | 3/2/2000 | Inspected | 276 | PATRIOT |
| | | | | | | | | | 1/24/2000 | Measured | 263 | PATRIOT |
| | | | | | | | | | 8/7/1993 | | MF | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

